

# Aspen Snowmass Market Update December 2011 and Full 2011 Year End

by Richard Berkshire with

## JOSHUA & CO.

LUXURY REAL ESTATE ~ EXCLUSIVE RENTALS  
ESTATE MANAGEMENT & CONCIERGE ~ RANCHES

---

The December of 2011 and the 2011 Year End Pitkin County Market Analysis provided compliments of Land Title Guarantee Company.

Please review my [Market Update Page](#) with the complete Pitkin County Statistical Analysis with 2005 to date comparisons or contact me at (970)948-8902 or [Richard@JoshuaCo.com](mailto:Richard@JoshuaCo.com) for more specifics regarding the Aspen, Snowmass Village or Roaring Fork Valley market segment that you are considering.

Below market price properties are selling quickly in all market segments whether an REO, short sale or from a desperate seller. Let's discuss what type of property meets your needs since I search high and low for marketed and unlisted deals.

### **Summary for 2011**

- 2011 total dollars totaled \$1,269,446,586 - up 0.52% from 2010
- 2011 transactions totaled 756, an increase of 9.7% from 2010
- December dollars totaled \$77,740,576 - a decrease of 38% from December 2010
- December transactions totaled 56 - a decrease of 16% from December 2010
- The highest sales price for December was \$6.25 million for a single family residence in Aspen Zone 1
- For the year - Aspen led with \$826 million (65% of the total) and 317 transactions (42% of the total), Snowmass Village posted \$238 million (19%) and 114 transactions (15%), Interval Units \$89 million (7%) and 209 transactions (28%), Old Snowmass \$53.4 million (4%) and 29 transactions (4%), Basalt \$32 million (2.5%) and 42 (5.6%), Carbondale \$5.6 million (.4%) and 8 (1%), Redstone \$1.16 million (.09%) and 5 transactions (.66%).
- December totals - Aspen \$55.8 million and 32 transactions, Woody Creek \$9.4 million and 3 transactions, Snowmass Village \$5.8 million and 6 transactions, Interval Units \$3 million and 10 transactions, Old Snowmass \$2.5 million and 2 transactions, and Basalt \$1.2 million and 3 transactions
- There were 4 Bank Owned Sales in December totaling \$1.4 million. This accounted for 1.8% of the volume and 7% of the transactions
  - 2 - Fractional, 2 - Snowmass Village
- For the year, there were 51 Bank Owned Sales totaling \$33.7 million. This accounted for 2.7% of the dollars and 6.8% of the transactions

- The average single family home sold price for 2011 totaled \$4,108,658, a decrease of 5% from full year 2010
- The median single family home sold price for 2011 totaled \$2,787,500, a decrease of 12% from full year 2010
- 2011 Fractional dollars totaled \$89,053,880 - an increase of 9% from 2010
- 2011 Fractional transactions totaled 209 - an increase of 19% from 2010
  - Hyatt Grand Aspen - 79, Ritz Carlton - 41, Residences at Little Nell - 33, St. Regis - 15, Residences at Snowmass Village - 8, Timbers - 7, Roaring Fork Club PUD - 6, Sanctuary - 5, Shadow Mountain - 3, Dancing Bear - 3, Prospector -3, and Roaring Fork Club Suites - 2
- December fractional dollars totaled \$3,035,166 - an increase of 36% from December 2010
- December transactions totaled 10 - a decrease of 29% from December 2010
  - Hyatt Grand Aspen - 6 and St. Regis, Dancing Bear, Residences at Little Nell, and Residences at Snowmass - each reported 1

Click this link to view complete statistical [2011 Year End Pitkin County Analysis](#)

Please give me a call (970)948-8902 or email [Richard@JoshuaCo.com](mailto:Richard@JoshuaCo.com) for more specifics regarding the market segment that you are considering. I hope to see you soon in Aspen Snowmass.